

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

LANDS – Hyderabad District – Marredpally Mandal – Sy. No.74 – Transfer of certain occupations / encroachments of certain specified categories of unassigned Government lands – Application of Smt. Indira Sita Raman W/o A . Sita Raman for regularization of encroached Government land to an extent of 522 Square Yards ( Plot No.126 of Balam Rai Society) in Sy. No.74 of Marredpally Paigah of Marredpally Mandal, Hyderabad District – Orders – Issued.

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Revenue (Assignments.III) Department

**G.O. Ms. No. 878**

**Dated 23.8.2010.**

**Read the following :-**

- (1) G.O. Ms. No.166, Revenue (Assn.POT) Department dated 16.2.2008.
- (2) Application No.41475 dated 20.09.2008 of Smt Indira Sita Raman W/o A.P.L.G (P) Act, Sri A.P.L.G (P) Act, Sita Raman addressed to the District Collector – Hyderabad.
- (3) Letter No. B/162/08, of Tahsildar, Marredpally Mandal addressed to the District Collector Hyderabad.
- (4) Letter No. R2/3763/2009, dated 25.07.2009 of the District Collector – Hyderabad addressed to Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad.
- (5) Letter No. BB2/1608/2009, dated 13.08.2008 received from the Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad.

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**ORDER :-**

In the reference 3<sup>rd</sup> read above, the Tahsildar Marredpally Mandal has reported that one Smt. Indira Sita Raman W/o A. Sita Raman has applied for regularization of Government land to an extent of 522 Square Yards in alleged Sy. No.74/6 and the same has been enquired. The enquiry reveals that the said land falls in Sy. No.74 of Marredpally Paigah Village which is classified as government land as per the pahani of 1356 (Fasli) and the application scheduled land is vacant on ground. The applicant has purchased the plot from Balamrai Cooperative Housing Society Limited. The said Society is claiming the Government land as Sy. No. 74/6, but as per survey record there is no such Sy. No.74/6 and they are also claiming this land as assigned land and they have obtained the layout and other permissions misrepresenting the facts.

**2.** The Tahsildar Marredpally Mandal has also reported that to resolve the dispute, Government have appointed a "One Man Commission" headed by the former Chief Commissioner of Land Administration and he enquired and submitted his final report in which he has made two observations. (1) the Government should cancel the assignment allegedly made by the Paigah authorities though an enactment but no act was made and so-called assignment are still in force. (2) the Government should regularize the structured area by collecting a percentage of market value. Subsequently, Government have also directed to regularize the illegal occupations (structured area). Subsequently, the Tahsildar Marredpally filed a Land

contd.2.

Grabbing case in LGC No.167/97 against all Societies and their purchasers also made a respondent. The present applicant made as Respondent against Plot No.126 of Balamrai Cooperative Housing Society. The Respondent ( applicant herein) herself come forward for regularization of her illegal occupation and it is better to consider the application for regularization and it will give the strength to the remaining cases and it may also useful for evidence on behalf of Government.

**3.** The District Collector – Hyderabad in his letter 4<sup>th</sup> read above has reported that the land under reference was inspected by the Special Deputy Collector ( Land Protection) and recommended. The application was placed before the District Level Committee in its meeting held on 20.06.2009 for the applied area to an extent of 522 Square Yards. The Committee has recommended the case for regularization and requested to forward the application to the Chief Commissioner of Land Administration for placing before the State Level Committee. The District Collector – Hyderabad also reported that as per the matrix under G.O. Ms. No.166, Revenue (Assn.POT) Department, dated 16.2.2008 the amount to be payable by the applicant is Rs.23,68,160/- ( Rupees twenty three lakhs sixty eight thousand one hundred and sixty only) towards the charges of regularization of land applied for 522 Square Yards.

**4.** The Chief Commissioner of Land Administration in his letter 5<sup>th</sup> read above has reported that the proposal of the District Collector Hyderabad for regularization of Government encroached land to an extent of 522 Square yards in Plot No. 126 ( Balamrai Cooperative Housing Society Limited), in Sy. No. 74 Marredpally Paigah of Marredpally Mandal, Hyderabad District in favour of Smt Indira Sitaraman W/o A. Sitaraman was placed before the Regularization Committee Meeting held on 25.07.2009 and the Committee have recommended the proposal of the Collector on payment of basic value of Rs.4,100/- per Square Yard and the total amount payable is Rs.23,68,160/- ( Rupees twenty three lakhs sixty eight thousand one hundred and sixty only). The Chief Commissioner of Land Administration finally requested the Government to issue appropriate orders in the matter.

**5.** In the circumstances explained above, Government have examined the matter in the light of policy guidelines issued in G.O. Ms. No.166, Revenue (Assn.POT) Department, dated 16.2.2008 and after careful consideration of the recommendations of the State Level Regularization Committee hereby permit the Collector – Hyderabad for transfer of rights of encroached Government land admeasuring 522 Square Yards ( Plot No.126 of Balamrai Cooperative Housing Society) in Sy. No.74 of Marredpally Paigah of Marredpally Mandal, Hyderabad District in favour of Smt. Indira Sitaraman W/o A. Sita Raman on payment of Rs.23,68,160/- ( Rupees twenty three lakhs sixty eight thousand one hundred and sixty only). The above transfer of rights is subject to adhering the following conditions.

- (A) It is to be ensured that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated dated i.e. 31.12.2003.
- (B) The Registered Document should be verified about its validity and genuineness.
- (C) the calculation should be verified as per the matrix and confirm its correctness before giving notice to the applicant.
- (D) An affidavit should be obtained from the applicant that he shall forego his right in all pending cases and withdrawal of LG / SLP cases pending before the Land Grabbing (Prohibition) Court and other Courts.

contd.3.

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(E) All other conditions prescribed in G.O. Ms. No.166, dated 16.2.2008 should be followed.

**6.** The Special Chief Secretary and Chief Commissioner of Land Administration, A.P. Hyderabad and the District Collector – Hyderabad shall take necessary further action.

**7.** The original record of the District Collector Hyderabad vide file bearing No. R2/3763/09 Note file containing 4 pages and Current File containing 42 pages are returned herewith to the District Collector and receipt of the record may be acknowledged.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA  
PRINCIPAL SECRETARY TO GOVERNMENT

To  
The Special Chief Secretary and Chief Commissioner of  
Land Administration, AP Hyderabad.

The Collector – Hyderabad  
( File bearing No. R2/3763/09  
Note file containing 4 pages and Current File  
containing 42 pages)

Copy to:  
The Applicant ( thro' Collr. Hyd.)  
SF

/ Forwarded :: By Order /

SECTION OFFICER